



## City of Annapolis

Department of Neighborhood & Environmental Programs  
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November 26, 2014

To: Mike Abrams, Annapolis Neck, LLC  
Terry Schuman, Bay Engineering

From: Frank Biba, Chief, Environmental Programs

Re: Forest Stand Delineation, Annapolis Neck, LLC Property

Below are DNEP comments on the Forest Stand Delineation for the Annapolis Neck, LLC Property. While the FSD was preliminarily reviewed in October, 2014 as part of our discussion of the annexation of the property, these comments constitute our formal FSD review at your request, with a FSD submittal date of November 24, 2014. Comments from the Planning and Zoning Department are appended.

1. Two plots are required per stand as per the State Forest Conservation Technical Manual, 3<sup>rd</sup> Edition, 1997, page 21-17, item 2a. Stand B as submitted has only one.
2. Include all forest cover on the property in the two (or possibly more) forest stands and adjust the on-site acreage of forest cover and FSD accordingly. Please refer to pages 2-14 through 18 (step 1 and 2) of the Manual.
3. The Manual pp. 2-18 through 22 (step 3 and 4) requires that the field data be analyzed and summarized in a written narrative, and that a final FSD map be created that clearly shows priority stands for preservation and indicates priority locations for reforestation and afforestation. Include this information in the FSD. Please show a wildlife corridor at the rear of the property that connects to forested areas on adjacent properties.
4. A conceptual stormwater management plan must be developed because of the potential to impact the site and adjacent properties. During the field walk of the site on 9/30/2014, the developer indicated that SW generated by this site will be exported to an existing pond on the CVS site several properties away. We are concerned that the grading and fill required to achieve gravity flow from this site to the CVS site may significantly affect that part of the site that is not proposed for development, as well as adjacent properties. Additionally, volume calculations are required to determine if the existing SW infrastructure to which this must tie in is adequate to accommodate the additional flow. Any on site SW structures and ESD should also be shown on a concept plan with sizing computations.

If you should have any questions, please contact me.



*City of Annapolis*

DEPARTMENT OF PLANNING AND ZONING

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SALLY NASH, PhD, AICP  
ACTING DIRECTOR

October 31, 2014

To: Jacquelyn Rouse, AICP  
Planning Administrator

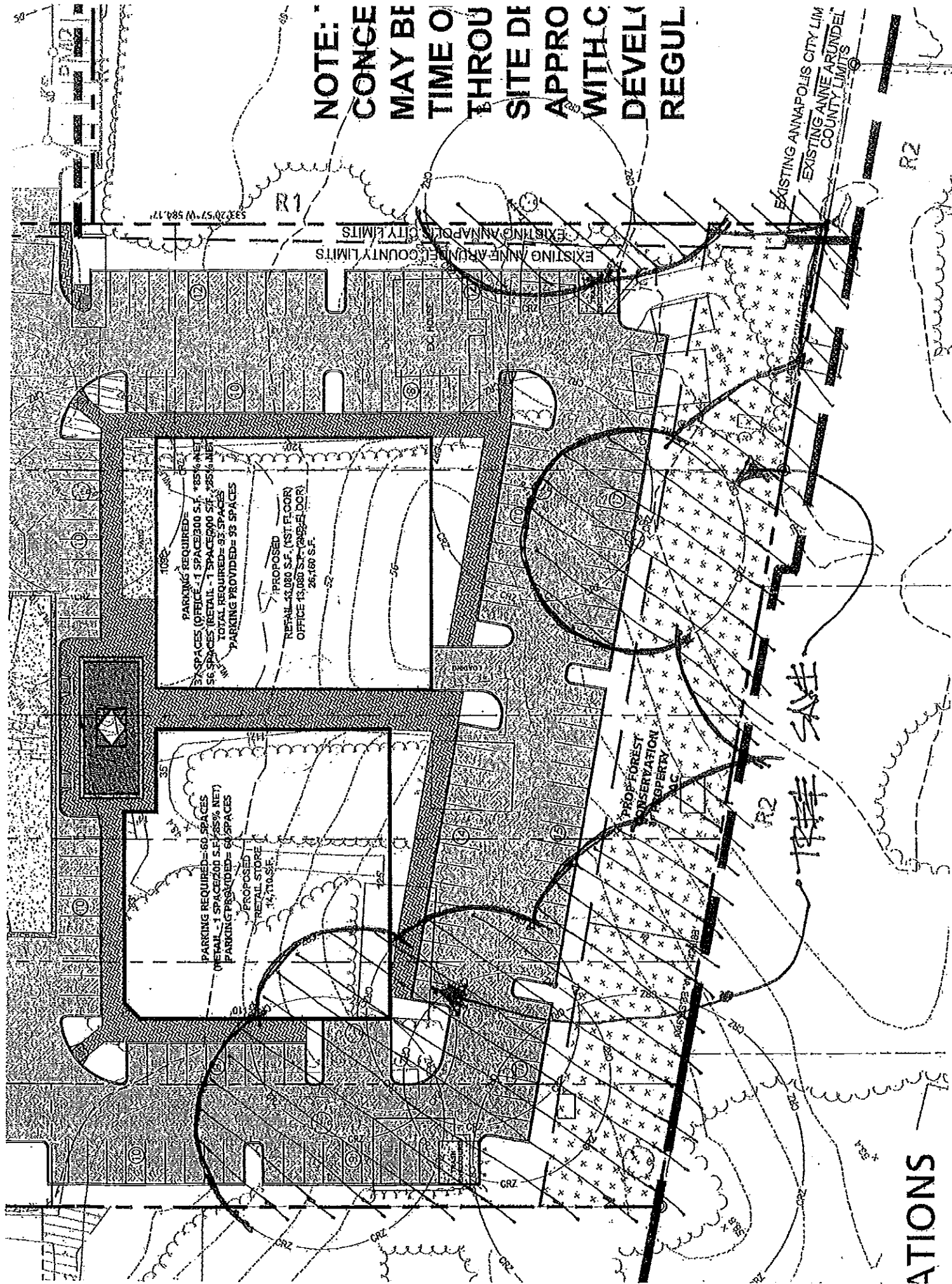
From: E. Thomas Smith, Jr., RLA  
Chief of Current Planning

Re: Samaras Annexation

Below, please find, Site Design Review comments based upon the conceptual development plans submitted with the Petition for Annexation, Forest Stand Delineation Report and Wetland Delineation Report:

1. Site layout should shift to better respect the existing forest, specimen trees and the site's natural resources,
2. Site layout should be more fluid with respect to the adjacent Bay Village development, ie., the two developments should look, feel and flow as one,
3. The 12,600 sq.ft. proposed retail building should be flipped with the parking lot so as to anchor the new, entrance corner,
4. Pedestrian circulation should comport with the hierarchy established with the streetscape, including proper pedestrian crossings and connection to the adjacent Bay Village development,
5. The 12,600 sq.ft. proposed retail building should be shorten to respect the right-of-way width and streetscape established with the Bay Village development,
6. Please identify the proposed or potential uses of each structure delineated on the conceptual site plan,
7. Parking proposed along Bay Village Drive extended requires backing/turning movements in the proposed intersection with Georgetown Road extended,
8. Please identify lanes, and turning movements at the proposed entrance from Bay Ridge Road,
9. Please explain/define the central rectangle as to its purpose and function,
10. The conceptual site plan does not appear to consider stormwater management,
11. Building and parking lot layout should be consistent throughout the site, whereby establishing a streetscape with an emphasis and hierarchy on Georgetown Road and Bay Village Drive extended,
12. True mixed-use, in a more vertical form (multi-story) with structured parking will better establish an architectural vocabulary, village center context and allow for natural resource preservation.

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